

Part II: General Plan Elements

Chapter 3: Land Use Element

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I. Introduction

The Land Use Element addresses the General Plan Guiding Principles by ensuring a balance of land uses to meet the diverse needs of the unincorporated areas. The goals and policies of the Land Use Element, including mixed use and transit-oriented development, implement Smart Growth practices and provide guidance for the creation of Healthy, Livable, and Equitable Communities. The Land Use Element also provides the policy framework to plan for the County's growth, in accordance with the provision of Sufficient Community Services and Infrastructure to support this new growth. The Land Use Element addresses the need for a Strong and Diversified Economy by providing policy direction and the protection of the County's valuable industrial land. Similarly, the Land Use Element provides the framework to implement the County's Environmental Resource Management policies, which regulate the considerable natural and environmental resources in the County.

The Land Use Element provides strategies and planning tools to facilitate and guide future development and revitalization efforts in the County. In accordance with the California Government Code, the Land Use Element "designates the proposed general distribution and general location and extent of uses of land for housing, business, industry, open space, including agriculture, natural resources, recreation, and enjoyment of scenic beauty, education, public buildings and grounds, solid and liquid waste disposal facilities, and other categories of public and private uses of land." In addition, the Government Code states that the "location and designation of the extent of the uses of the land for public and private uses shall consider the identification of land and natural resources..." and "include a statement of the standards of population density and building intensity recommended for the various districts and other territory covered by the plan." Furthermore, the Government Code requires the exchange of project related information pertinent to military operations, and considerations for "the impact of new growth on military readiness activities carried out on military bases, installations, and operation and training areas, when proposing zoning ordinances or designating land uses covered by the general plan for land, or other territory adjacent to military facilities, or underlying designated military aviation routes and airspace."

II. Background

Land Uses

As shown in Table 3.1, over half of the County's unincorporated land area is designated a natural resources land use category. The next highest land use is rural, which accounts for 39 percent of the unincorporated areas, followed by residential, which accounts for three percent of the unincorporated areas.

Table 3.1: Total Land Use Policy

General Land Use Category	Acres*
Residential	54,741
Rural	651,272
Commercial	5,588
Industrial	9,162
Natural Resources	881,526
Public and Semi Public	32,597
Mixed Use	758
Specific Plan	14,114
Other**	1,087
Total:	1,650,845

* Acreage includes all unincorporated territory in the County with the exception of rights-of-way. As a result of the update of Assessor Parcel data, new right-of-ways have been dedicated since the release of the EIR NOP in August of 2011; so the total acreage between this table and Table C.3 differs by 67 acres.

** Some area and community plans have special categories that do not fit into the scheme of the proposed Land Use Policy categories (such as "special use sites," parking areas, senior citizen density bonus areas, etc.)

Special Management Areas

The County's Special Management Areas require additional development regulations that are necessary to prevent the loss of life and property, and to protect the natural environment and important resources.

The General Plan minimizes risks to hazards, manages, and discourages development in Special Management Areas through goals and policies. The Hazard and Environmental Constraints Model, which is a visual representation of some of the Special Management Areas, is intended to inform land use policies that are developed as part of future community-based planning efforts; inform applicants of potential site constraints and regulations; and to direct land use policies and the development of planning regulations and procedures to address hazards, environmental and resource constraints. For more information on the Hazard, Environmental and Resource Constraints Model, please refer to Appendix C.

Figure 3.1: Special Management Areas Policy Map

Special Management Areas are comprised of the following:

Agricultural Resource Areas

Agricultural Resource Areas (ARAs) consist of areas that have been historically farmed, as well as farmland identified by the California Department of Conservation. The County encourages the preservation of agricultural land, agricultural activities and compatible uses within these areas. Agricultural Resource Areas are described in greater detail in the Conservation and Natural Resources Element.

Airport Influence Areas

Airport Influence Areas are comprised of noise contours and runway protection zones, and airport property. With certain exceptions, all developments located in an Airport Influence Area are subject to review by the Airport Land Use Commission for compliance with noise and safety regulations.

Coastal Zone

The County has five unincorporated areas in the state-designated coastal zone: Santa Catalina Island, Marina Del Rey, Santa Monica Mountains, Ballona Wetlands, and San Clemente Island. In accordance with the California Coastal Act, all development within the coastal zone must first obtain a Coastal Development Permit (CDP). Local Coastal Programs (LCPs) establish detailed land use policy and development standards within their respective coastal zone segments.

The County has certified LCPs for Santa Catalina Island and Marina Del Rey, which give the County authority over proposed developments. Prior to the certification of an LCP, specific development proposals are reviewed by the County for consistency with the General Plan, but the authority to issue CDPs lies with the California Coastal Commission.

The County has designated several types of coastal resources that must be protected. These resources include: Environmentally Sensitive Habitat Areas; Significant Woodlands and Savannas; Significant Watersheds; Malibu Cold Creek Resource Management Area; and Wildlife Migration Corridor. Coastal zone areas are described in greater detail in the Conservation and Natural Resources Element.

Historic, Cultural and Paleontological Resources

Historic, Cultural and Paleontological Resources include historic buildings, structures, Native American artifacts or sites, and districts of historical, architectural, archaeological, or paleontological significance, which are officially recognized by the California Office of Historic Preservation or identified in authoritative surveys of archaeological societies, historical societies, or academic

studies. Historic, Cultural and Paleontological Resources are described in greater detail in the Conservation and Natural Resources Element.

Flood Hazard Zones

Flood Hazard Zones are areas subject to flooding, which are delineated as a special hazard area, or an area of moderate or minimal hazard on a Federal Emergency Management Agency (FEMA) issued flood insurance rate map. The identification of a Flood Hazard Zone does not imply that areas beyond, or the uses permitted within its boundaries will be free from flooding or flood damage. Flood Hazard Zones are described in greater detail in the Safety Element.

Mineral Resources

Mineral resources are commercially viable mineral or aggregate deposits, such as sand, gravel, and other construction aggregate, as well as crude oil and natural gas deposits. The County's Mineral Resources consist of the California Geological Survey's identified deposits of regionally significant aggregate resources. Mineral Resources are described in greater detail in the Conservation and Natural Resources Element.

Military Installations and Operation Areas

The U.S. Department of Defense is responsible for thousands of acres in the County, including installations and facilities in the interest of national security. Military Installations and Operation Areas, as shown in Figure 3.2, require coordination to ensure that adjacent land uses are compatible with military operations. The management of natural resources within the Military Installations and Operation Areas are described in greater detail in the Conservation and Natural Resources Element.

Figure 3.2 shows the boundaries and minimum altitudes for the military operation areas. A military operation area is a three-dimensional airspace designated for military training and transport activities that have a defined floor (minimum altitude) and ceiling (maximum altitude). Within the County, there are several military operation areas used by military aircraft to practice high and low altitude training exercises and routes used to traverse between military installations. Additionally, in and around the military operation areas, testing is conducted to maintain military readiness.

In guiding growth and development in the County, it is important to consider the critical role of MOAs in support of national defense. The General Plan considers all future land uses that seriously impact or hinder the military's training and testing capabilities incompatible land uses.

Figure 3.2: Military Installations and Operation Areas

National Forests

The Los Padres National Forest and Angeles National Forest encompass nearly 650,000 acres of land within the County. Nearly 40,000 acres are privately-owned. For these parcels, commonly referred to as in-holdings, the County retains responsibility for land use regulation. Any privately-owned parcels in the national forests should be regulated in a manner that is consistent with the overall mission and management plans of the national forests, which the U.S. Forest Service prepare and periodically update. The national forests are described in greater detail in the Conservation and Natural Resources Element.

Open Space Resource Areas

The County's Open Space Resource Areas refer to public and private lands, and waters that are preserved in perpetuity or for long-term open space and recreational uses. Existing open spaces in the unincorporated areas of the County include County parks and beaches, conservancy lands, state parklands, and federal lands. Open spaces can also include deed-restricted open space parcels and easements. Open Space Resource Areas are described in greater detail in the Conservation and Natural Resources Element.

Scenic Resource Areas

Hillside Management Areas (HMAs) are mountainous or foothill terrain with a natural slope of 25 percent or greater. The purpose of the Hillside Management Ordinance in Title 22 of the Los Angeles County Code is to regulate development within Hillside Management Areas to: protect the public from natural hazards associated with steep hillsides and to mitigate the effects of development and grading on the County's scenic resources. In addition to HMAs, the General Plan protects ridgelines, scenic viewsheds, and areas along scenic highways. Scenic Resource Areas are described in greater detail in the Conservation and Natural Resources Element.

Seismic and Geotechnical Hazard Zones

Seismic and Geotechnical Hazard Zones include active and potentially active faults identified by the California State Division of Mines and Geology under the provisions of the Alquist-Priolo Earthquake Fault Zones Act (California Public Resources Code, Division 2, Chapter 7.5), as well as faults that are considered active based on published and unpublished information. The Seismic and Geotechnical Hazard Zones also include seismically-induced liquefaction and landslide areas. Seismic and Geotechnical Hazard Zones are described in greater detail in the Safety Element.

Significant Ecological Areas

A Significant Ecological Area (SEA) designation is given to land in the County that contains irreplaceable biological resources. Cumulatively, the 27 SEAs and two Coastal Resource Areas represent the wide-ranging biodiversity of the County, and contain its most important biological resources. Individual SEAs include undisturbed or lightly disturbed habitat supporting valuable and threatened species, linkages and corridors to promote species movement, and are sized to support sustainable populations of its component species. The SEA Program is described in greater detail in the Conservation and Natural Resources Element.

Very High Fire Hazard Severity Zones

In conjunction with the Forestry Division of the Los Angeles County Fire Department, woodland and brush areas with high fire potential have been identified as Very High Fire Hazard Severity Zones. Very High Fire Hazard Severity Zones are discussed in greater detail in the Safety Element.

Other Considerations

As the constitution for local development, the General Plan guides all activities that affect the physical environment. The General Plan Land Use Policy Map and Land Use Legend serve as the "blueprint" for how the land in the County will be used to accommodate growth and change in the unincorporated areas.

General Plan Amendments

The General Plan should be amended periodically and through a comprehensive, community-based effort to address changes to community priorities, demographics or economic trends. Project-specific amendments must be consistent with the General Plan's overall intent, goals and policies. Amending the General Plan in a piecemeal, incremental fashion may lead to a land use pattern that is out of character with the overall intent of the General Plan.

Zoning

The General Plan Land Use Policy Map establishes the long-range vision, and general intended uses, densities and/or intensities of the land. The County's Zoning Code and Subdivision Code, and Zoning Map, are General Plan implementation tools that provide details on specific allowable uses, design and development standards, and procedures. Zoning and subdivision regulations set the standards that govern the division, design and use of individual parcels of land, including minimum lot size, lot configuration, access, height restrictions, and front and rear yard setback standards for structures. The Zoning Map is required to be consistent with the General Plan Land Use Policy Map.

For more information on the Los Angeles County Zoning and Subdivision Codes (Titles 21 and 22), please visit the Los Angeles County Department of Regional Planning's web site at <http://planning.lacounty.gov>.

Specific Plans

A specific plan is a tool to systematically implement the General Plan within an identified project area. Specific plans are used to ensure that multiple property owners and developers adhere to a common plan or coordinate multiple phases of a long-term development. Specific plans must further the goals and policies of the General Plan. No specific plan may be adopted or amended unless the proposed plan or amendment is consistent with the General Plan. No local public works project may be approved, no tentative map or parcel map for which a tentative map was not required may be approved, and no zoning ordinance may be adopted or amended within an area covered by a specific plan unless it is consistent with the adopted specific plan.

California Government Code Sections 65450 et seq. require specific plans to include text and a diagram(s) to detail the following:

- Distribution, location, extent of the uses of land, including open space, within the project area;
- Proposed distribution, location and extent and intensity of major components of public and private transportation, sewage, water, drainage, solid waste disposal, energy, and other essential facilities proposed to be located within the project area and needed to support the land uses described in the specific plan;
- Standards and criteria by which development will proceed and, where applicable, standards for conservation, development, and utilization of natural resources; and
- Implementation measures, including regulations, programs, public works projects, and financing measures necessary to carry out the above.

Specific plans must include a statement of the relationship of the specific plan to the General Plan, and may also include provisions regarding affordable housing, resource management, development

requirements or any other matter relevant to the project area. In addition, a specific plan must be prepared, adopted, and amended in the same manner as a general plan, except that a specific plan may be adopted by resolution or by ordinance and may be amended as often as deemed necessary by the Los Angeles County Board of Supervisors. A specific plan may be repealed in the same manner as it is required to be amended. Furthermore, a specific plan may be initiated by the public or private sector; however, the responsibility for the adoption, amendment, and repeal lies with the Los Angeles County Board of Supervisors.

The Specific Plan Overlay in the General Plan Land Use Legend identifies the boundaries and shows the relationship of specific plans to the General Plan Land Use Policy Map. For existing specific plans, which are depicted with an “SP” land use designation, the General Plan Land Use Policy Map shall be amended as part of a comprehensive area planning effort, to identify existing specific plans using the Specific Plan Overlay.

The following is a list of existing specific plans:

- Canyon Park Specific Plan (adopted 1986)
- La Viña Specific Plan (adopted 1989)
- Santa Catalina Island Specific Plan (component of Local Coastal Program; adopted 1989)
- Marina Del Rey Specific Plan (component of Local Coastal Program; adopted 1990)
- Northlake Specific Plan (adopted 1993)
- Newhall Ranch Specific Plan (adopted 1999)

Development Agreements

A development agreement is a negotiated contract between the County and a private developer that, among other things, locks in land use and zoning regulations for the duration of the agreement. A development agreement provides assurance to an applicant that a development may proceed in accordance with existing policies, rules and regulations, and conditions of approval in effect at the time the agreement is adopted. The agreement in turn allows the County to negotiate a wider range of public benefits, including but not limited to, affordable housing, civic art, open space, or other amenities not authorized by current ordinances.

A development agreement must specify the duration of the agreement, the permitted uses of the property, the density or intensity of use, the maximum height and size of proposed buildings, and provisions for reservation or dedication of land for public purposes. It may include fees, conditions, terms, restrictions, and requirements for subsequent discretionary actions. However, any future actions must not prevent the development of the land for the uses and the density or intensity of development set forth in the agreement. Furthermore, the agreement may also include timeframes for commencing or completing construction, and terms and conditions of financing necessary public facilities and subsequent reimbursement.

Government Code Sections 65865 et seq. authorize the Los Angeles County Board of Supervisors to adopt development agreements by ordinance. At the time of adoption, a development agreement must be consistent with the General Plan and any applicable specific plan. A development agreement is subject to referendum.

Intensity Calculations

Allowable Residential Units Calculation

Residential density shall be calculated using the net area of the project site, unless the property is on land that is designated Rural Land. The net area excludes dedicated streets and private easements (e.g., access) where the owner of the underlying parcel does not have the right to use the entire surface. All proposed residential densities must fit within the range specified by the land use designation in the General Plan Land Use Legend.

For any Rural Land designation, the residential density shall be calculated using the gross area of the parcel(s). The gross area of a parcel includes dedicated streets and private easements.

Floor Area Ratio (FAR) Calculation

Floor Area Ratio (FAR) is the ratio of the total covered area on all floors of all buildings to the area of the project site. As a formula, $FAR = (\text{total covered area on all floors of all buildings}) / (\text{area of the project site})$.

III. Issues

1. The Impacts of Sprawl

Sprawl is a low-density land use pattern that extends development into greenfields and other undeveloped lands with limited or no infrastructure and transit options. A sprawling land use pattern puts the County at risk of losing natural resources, such as agricultural lands, and will contribute to the fragmentation and isolation of the County's open space areas. In addition, as sprawl is commonly located in areas with limited or no transit options, continuing this land use pattern contributes to traffic congestion, air pollution, and greenhouse gas emissions.

The General Plan employs a two-fold approach to land management and the creation of healthy communities:

- Discourage development in the County's natural resource and hazardous areas; and
- Focus growth in areas with existing infrastructure, access to community services, and transit opportunities, especially within Transit Oriented Districts (TODs).

2. Creating Opportunities for Infill Development

As an alternative to sprawl, infill development focuses new development activities on sites within existing urbanized areas. Infill development contributes to a compact form of development that is less consumptive of land and resources. It also reduces the costs of providing public infrastructure and services. It is important to recognize the opportunities and challenges of facilitating infill development in the unincorporated areas.

Transit Oriented Development

Areas with access to major transit and commercial corridors have the most potential for infill development. Transit-oriented development is well-suited for higher density housing and mixed uses, and nodes of commercial and civic activities. Transit-oriented development provides

opportunities to promote regional connectivity between neighborhoods, and community and employment centers through a broad network of pedestrian, bicycle, transit, and roadway facilities.

Transit Oriented Districts (TODs)

TODs are areas that are within a 1/2 mile radius from a major transit stop, with development and design standards, and incentives to facilitate transit-oriented development. Figure 3.3 shows the location of the following 11 TODs established by the General Plan:

- Aviation/LAX Station TOD (Metro Green Line)
- Hawthorne/Lennox Station TOD (Metro Green Line)
- Vermont/Athens Station TOD (Metro Green Line)
- Willowbrook Station TOD (Metro Green Line/Blue Line)
- Slauson Station TOD (Metro Blue Line)
- Florence Station TOD (Metro Blue Line)
- Firestone Station TOD (Metro Blue Line)
- Del Amo Station TOD (Metro Blue Line)
- Sierra Madre Villa Station TOD (Metro Gold Line)
- Third Street TOD Corridor (Metro Gold Line)
- 110 Freeway/Carson Station TOD (connection to Metro Silver Line)

All TODs will be implemented by TOD station area plans, with standards, regulations, and infrastructure plans that tailor to the unique characteristics and needs of each community, and address issues such as access and connectivity, pedestrian improvements, and safety.

The TOD station area plans will need to address existing challenges within many of the County's TODs. For example, many of the transit stations that serve the unincorporated areas are located in the middle of freeways, which limit access to the station, expose residents to traffic and noise pollution, and create hostile environments for pedestrians. Another challenge to implementing TODs is the existing development patterns around the transit stations. As many of the lots are small, developments will require lot consolidation and incentives to utilize higher densities.

Figure 3.3: Transit Oriented Districts Policy Map

Vacant and Underutilized Parcels

Infill potential in urbanized areas is measured by the amount of vacant and underutilized parcels within an area. Many vacant or underutilized parcels in infill areas suffer from site constraints that make it difficult to meet current zoning regulations and development standards. For example, many infill parcels along major commercial corridors are shallow or narrow, and new parking, landscaping or drainage requirements may require more land area than physically or financially feasible. Regulatory incentives are needed to encourage development on these sites.

Brownfields

Brownfield sites are former industrial or commercial sites that are abandoned or underutilized due to real or perceived environmental contamination from previous or current uses. Brownfield redevelopment presents the County with opportunities to redevelop sites for new industries and employment sectors, increase housing and commercial infill development, and promote joint public-private development efforts, while simultaneously eliminating environmentally damaged sites in unincorporated communities.

The costs and liability associated with the remediation of brownfield sites, however, acts as a deterrent to redevelopment. Existing legislation limits the liability of existing or future owners of brownfield sites, and places the burden of the remediation costs on the past polluters of the site. The provision of technical assistance, financing and other programs are necessary to promote brownfields redevelopment.

Adaptive Reuse

Older and often historically significant buildings can be recycled and converted into other uses, such as multifamily residential developments, live and work units, mixed use developments, or commercial uses. Adaptive reuse can play a key role in revitalizing older, economically-distressed neighborhoods. However, preexisting building conditions, such as building location, footprint and size, contribute to the difficulty in meeting current zoning regulations and development standards. Regulatory incentives are needed to encourage the adaptive reuse of older buildings.

3. Land Use Compatibility and Distribution

Land Use Compatibility

Land use conflicts over noise, odor, exposure to hazards, and community character is an important consideration in land use planning. The placement and distribution of land uses has a significant impact on the quality of life. Certain intensive land uses, such as heavy industrial or heavy agricultural uses, should be segregated from residential neighborhoods for health and safety reasons. The General Plan addresses land use compatibility by mapping and regulating uses and intensities, and including policies and programs that encourage the mitigation of land use conflicts through design techniques, such as the use of landscaping, walls, building orientation, and performance standards. The General Plan also encourages developments that are compatible with community identity and character and existing conditions, such as rural and natural environmental settings.

Major facilities, such as landfills, solid waste disposal sites, energy facilities, military installations, and airports should be protected from the encroachment of incompatible uses. For example, the County's Airport Land Use Plan, which was adopted by the Airport Land Use Commission (ALUC) in 1991, addresses compatibility between airports and surrounding land uses by addressing noise, overflight, safety, and airspace protection concerns to minimize the public's exposure to excessive noise and safety hazards within Airport Influence Areas. The County's Airport Influence Areas are shown in Figure 3.4.

Figure 3.4: Airport Influence Areas Policy Map

Planning for Various Needs through Land Use Planning

As discussed in the Housing Element, there is a need to plan for denser and more compact housing types to accommodate the housing needs of the growing senior citizen population, younger individuals living alone, low-income households, and others who need and/or desire apartments, condominiums, and smaller, more affordable housing units.

As discussed in the Economic Development Element, land suitable for employment-rich businesses and industrial uses is an invaluable economic resource. The County must identify areas that are appropriate to accommodate job growth and support increased demand for goods and services. While land intensive commercial activities generally serve regional and local needs, and are best

located within major transportation corridors, there is also a need for community-serving commercial uses in proximity to residential neighborhoods. The inclusion of complementary land uses within local communities, such as local-serving grocery stores, parks and schools in residential neighborhoods, or community-serving uses near employment centers, can promote a balanced distribution of jobs, housing, and services.

Community-serving uses, such as early care and education falls short of meeting the demand. There is a need to ensure that all households in the County have access to a sufficient supply of quality early care and education and supervised school-age enrichment options for children from birth to 13. In conjunction with the goals, strategies and objectives of the County's Child Care Policy Framework and Child Care Planning Committee, the General Plan encourages and facilitates the development of early care and education in the unincorporated areas. For more information, please visit the CEO Office of Child Care web site at <http://childcare.lacounty.gov>.

4. Planning for Sustainable and Livable Communities

Improving and fostering good community design, understanding the importance of the arts and public health in land use planning and design, and encouraging sustainable subdivision design are important considerations in planning for sustainable and livable communities.

Community Design

Community design relates to the physical character and order of a community, and the relationship between people and their environment, and with each other. Community design is the understanding that what constitutes "good" design is entirely dependent on the context and perspective of each individual community. Community design in rural areas in the Antelope Valley could be different from community design in urbanized communities, such as East Los Angeles and Florence-Firestone.

Community design does not focus on the architectural style of a specific building or site, but rather groups of related elements and uses that when taken together, define a community. Community design considers the adjacency of building entry and sidewalk, the scale of new buildings relative to neighboring structures, and the relationship of the street to the sidewalk. Other examples include designing neighborhood gateways, streetscape improvements on a commercial corridor, consistent landscaping for streets, and uniform signage that can designate a special district within a community. Successful community design standards build upon the characteristics of both the natural and man-made environments that are unique to each community.

The General Plan establishes the foundation for general community design policies that help create a "sense of place" and uniqueness within the diverse communities of the unincorporated areas.

The Role of the Arts

Artistic and cultural resources are important components of livable places. Civic art can be used in conjunction with other community design efforts to sustain and enhance policy direction, community character, and a sense of place in planning initiatives and policies. The arts play a central role in comprehensive community revitalization efforts that include public safety, health, education, affordable housing, transportation, planning, and design.

The General Plan protects existing art and cultural assets, and promotes the creation of new art to enhance communities. The General Plan also includes implementation programs that promote creative place-making to enhance the physical and social character of healthy, livable communities.

Public Health in Land Use Planning

The General Plan addresses public health by facilitating the creation of communities in which residents can be physically active, safe, and healthy.

Land use that promotes physical activity and access to healthy food is a strategy to address the obesity epidemic and corresponding high rates of chronic diseases in the County. In addition, policies to address environmental conditions, such as poor air quality, polluted stormwater runoff, deteriorated housing conditions, and ground and surface contamination have a direct impact on public health. Furthermore, promoting safety through improvements in the County's bikeway network, the creation of pedestrian-friendly environments and complete streets that are accessible to all users produce positive outcomes from a land use and public health perspective.

Sustainable Subdivision Design

Below are techniques that could help achieve a range of sustainability objectives in subdivisions.

Energy Efficient Lot Design

The size, shape and orientation of a lot are important considerations in achieving energy-efficient building designs. Energy-efficient lot design maximizes solar access during the cooler months, while minimizing solar access during the warmer months. The slope of the land also has implications for lot design and energy-efficiency. Constructing roads to follow slope contours can reduce construction costs and minimize energy inputs to the development of the site.

Density Controlled Design, Natural Resource Conservation, and Hazard Mitigation

Density controlled subdivision design allows buildings to locate closer together on a smaller portion of land so that larger, contiguous natural resource areas may be conserved in a cohesive manner. Density controlled design can also mitigate the exposure of residential uses to hazards, such as wildfires, through the siting and design of open space.

Street Patterns, Public Transportation and Implications for Accessibility

An interconnected street pattern that minimizes cul-de-sacs and dead ends provides increased safety and a greater number of route options for pedestrians, bicyclists and motorists. Interconnected streets also provide direct access to schools and neighborhood shopping without cars. Interconnected streets disperse rather than concentrate vehicular traffic, decrease trip lengths for all road users, and improve local and regional accessibility.

IV. Land Use Legend

The General Plan Land Use Legend, Table 3.2, describes the designations that guide land use and development activities in the unincorporated areas of the County. The land use legends for existing community-based plans and existing specific plans shall be updated, as needed, to reflect the General Plan Land Use Legend as part of a comprehensive area planning effort. An exception to this is for coastal land use plans, which are subject to the California Coastal Act and to review by the California Coastal Commission.

The General Plan Land Use Legend provides general intended uses and intensities. For specific use types, development and design standards and procedures, please refer to the Zoning Code. For an estimate of population density for each land use designation, please refer to Appendix C.

When specified, and under limited circumstances, the General Plan permits deviations to the Land Use Legend and Land Use Policy Map, such as an increase in density above the maximum allowable density. These include the allowance of state-mandated density bonuses for affordable and senior citizen housing, as well as other incentive-based local ordinances that implement the goals of the General Plan.

Table 3.2: Land Use Designations

Land Use	Code	Permitted Density or FAR	Purpose
RURAL			
Rural Land	RL1	Maximum 1 du/1 gross ac Maximum FAR 0.5	Purpose: Single family residences; equestrian and limited animal uses; and limited agricultural and related activities.
	RL2	Maximum 1 du/2 gross ac Maximum FAR 0.5	
	RL5	Maximum 1 du/5 gross ac Maximum FAR 0.5	
	RL10	Maximum 1 du/10 gross ac Maximum FAR 0.5	Purpose: Single family residences; equestrian and animal uses; and agricultural and related activities.
	RL20	Maximum 1 du/20 gross ac Maximum FAR 0.5	
	RL40	Maximum 1 du/40 gross ac Maximum FAR 0.5	

Land Use	Code	Permitted Density or FAR	Purpose
RESIDENTIAL			
Residential 2	H2	0–2 du/net ac	Purpose: Low-density, single family residences.
Residential 5	H5	0–5 du/net ac	
Residential 9	H9	0–9 du/net ac	Purpose: Single family residences.
Residential 18	H18	0–18 du/net ac	Purpose: Transitional single family and small-scale multifamily residences, including duplexes, triplexes, fourplexes, rowhouses, small lot subdivisions, and townhomes.
Residential 30	H30	0–30 du/net ac	Purpose: Medium-scale, multifamily residences, and single family residences.
Residential 50	H50	0–50 du/net ac	Purpose: Large-scale, multifamily residences, and single family residences.
Residential 100	H100	50-100 du/net ac	Purpose: Large-scale, multifamily residences.
Residential 150	H150	100-150 du/net ac	

Land Use	Code	Permitted Density or FAR	Purpose
COMMERCIAL			
Rural Commercial	CR	Commercial: Maximum FAR 0.5	Purpose: Limited commercial uses that are compatible with rural, agricultural, and low-intensity visitor-serving recreational activities, including: retail, personal, and professional services; restaurants; general stores; and professional offices.
General Commercial	CG	Residential: 0-50 du/net ac Commercial: Maximum FAR 1.0 Mixed Use: 0-50 du/net ac and FAR 1.0	Purpose: Local-serving commercial uses, such as retail sales, restaurants, personal services, and small professional office complexes; single family and multifamily residences; and residential and commercial mixed uses.
Major Commercial	CM	Residential: 30-150 du/net ac Commercial: Maximum FAR 3.0 Mixed Use: 30-150 du/net ac and FAR 3.0	Purpose: Large and intense commercial uses, such as regional and destination shopping malls and centers, tourist and recreation related commercial services, hotels, and amusement activities; multifamily residences; and residential and commercial mixed uses.

Land Use	Code	Permitted Density or FAR	Purpose
MIXED USE			
Mixed Use	MU	Residential: 0-150 du/net ac Commercial: Maximum FAR 3.0 Mixed Use: 0-150 du/net ac and FAR 3.0	Purpose: Pedestrian-friendly and community-serving uses that encourage walking, bicycling, and transit use. Commercial, residential and commercial mixed uses, multifamily residences, and limited light industrial uses.
Mixed Use – Rural	MU-R	Residential: 0-5 du/net ac Commercial: Maximum FAR 0.5 Mixed Use: 0-5 du/net ac and FAR 0.5	Purpose: Limited commercial uses that are compatible with rural, agricultural, and low-intensity visitor-serving recreational activities, including: retail; personal, and professional services; restaurants; general stores; and professional offices; and residential and commercial mixed uses.

Land Use	Code	Permitted Density or FAR	Purpose
INDUSTRIAL			
Light Industrial	IL	Maximum FAR: 1.0	Purpose: Light industrial uses, such as industrial park activities, warehouses, distribution, assembly, disassembly, fabricating, finishing, manufacturing, packaging, and repairing or processing of materials, printing, commercial laundry, photographic film processing, vehicle repair garages, building maintenance shops, metal work, millwork, and cabinetry work.
Heavy Industrial	IH	Maximum FAR: 1.0	Purpose: Heavy industrial uses, including heavy manufacturing, refineries, and other labor and capital intensive industrial activities.
Industrial Office	IO	Maximum FAR: 2.0	Purpose: Employment centers with major office and business uses, such as technology and research centers, corporate headquarters, clean tech, and clean industry hubs.

Land Use	Code	Permitted Density or FAR	Purpose
PUBLIC AND SEMI PUBLIC			
Public and Semi Public	P	Maximum FAR: 3.0	<p>Purpose: Public and semi public facilities and community-serving uses, including: public buildings and campuses, schools, hospitals, cemeteries, government buildings, and fairgrounds.</p> <p>Airports and other major transportation facilities.</p> <p>Major facilities, including landfills, solid and liquid waste disposal sites, multiple use stormwater treatment facilities, and major utilities.</p> <p>In the event that the public use of mapped facilities is terminated, alternative uses that are compatible with the surrounding development, in keeping with community character, and consistent with the goals and policies of the General Plan, are permitted without a plan amendment. However, the proposed development must be consistent with zoning.</p>
NATURAL RESOURCES			
Conservation	OS-C	N/A	Purpose: The preservation of open space areas and scenic resource preservation in perpetuity. Can include passive trail networks. Applies only to land that is legally dedicated for open space and conservation efforts.
Parks and Recreation	OS-PR	N/A	Purpose: Open space recreational uses, such as regional and local parks, trails, athletic fields, community gardens, and golf courses.
National Forest	OS-NF	N/A	Purpose: Areas within the national forest and managed by the National Forest Service.
Bureau of Land Management	OS-BLM	N/A	Purpose: Areas that are managed by the Federal Bureau of Land Management.
Water	OS-W	N/A	Purpose: Bodies of water, such as lakes, reservoirs, natural waterways, and man-made infrastructure, such as drainage channels, floodways, and spillways. Includes active trail networks within or along drainage channels.
Mineral Resources	MR	N/A	Purpose: Areas appropriate for mineral extraction and processing.
Military Land	ML	N/A	Purpose: Military installations and land controlled by U.S. Department of Defense.

Land Use	Code	Permitted Density or FAR	Purpose
OVERLAYS			
Transit Oriented District	TOD	Determined by the station area plan for each TOD	Purpose: Pedestrian-friendly and community-serving uses near transit stops that encourage walking, bicycling, and transit use.
Special Management Areas	SMA	N/A	<p>Purpose: Special Management Areas require additional development regulations due to the presence of natural resources, scenic resources, or identified hazards. Development regulations are necessary to prevent loss of life and property, and to protect the natural environment.</p> <p>Significant Ecological Areas, National Forests, Coastal Zones, Agricultural Resource Areas, Mineral Resource Zones, Hillside Management Areas, Scenic Resource Areas, Cultural Resource Areas, Seismic Hazard Zones, Flood Hazard Zones, Very High Fire Hazard Severity Zones, and Airport Influence Areas.</p>
Specific Plan	SP	N/A	Purpose: Specific plans contain precise guidance for land development, infrastructure, amenities and resource conservation. Specific plans must be consistent with the General Plan. Detailed policy and/or regulatory requirements are contained within each adopted specific plan document.
Employment Protection District	EPD	N/A	Purpose: Economically viable industrial and employment-rich lands with policies to protect these areas from conversion to non-industrial uses.

V. Goals and Policies

Goal LU 1: A General Plan that serves as the constitution for development, and a Land Use Policy Map that implements the General Plan's Goals, Policies and Guiding Principles.	
Topic	Policy
General Plan Amendments	Policy LU 1.1: Support comprehensive updates to the General Plan, area plans, community plans, coastal land use plans and specific plans.
	Policy LU 1.2: Discourage project-specific amendments to the text of the General Plan, including but not limited to the Guiding Principles, Goals, Policies and Implementation Programs.

	<p>Policy LU 1.3: In the review of project-specific amendments to the General Plan, ensure that they support the Guiding Principles of the General Plan:</p> <ul style="list-style-type: none"> • Smart Growth; • Sufficient Community Services and Infrastructure; • A Strong and Diversified Economy; • Environmental Resource Management; and/or, • Healthy, Livable and Equitable Communities.
	<p>Policy LU 1.4: In the review of a project-specific amendment(s) to the General Plan, ensure that the project-specific amendment(s):</p> <ul style="list-style-type: none"> • Is consistent with the goals and policies of the General Plan; • Shall benefit the public interest and is necessary to realize an unmet local or regional need.
	<p>Policy LU 1.5: In the review of a project-specific amendment(s) to increase residential densities in Rural Preserve Areas, ensure that the project-specific amendment(s):</p> <ul style="list-style-type: none"> • Does not result in the expanded capacity of the roadway network to facilitate future growth; • Does not result in the expansion of service facilities to facilitate future growth; and • Does not result in a significant reduction of services, or a significant increase in costs to the County.
	<p>Policy LU 1.6: In the review of a project-specific amendment(s) to convert OS-C designated lands to other land use designations, ensure that the project-specific amendment(s) does not contribute to the overall loss of open space that protects water quality, provides natural habitats, and contributes to improved air quality.</p>
	<p>Policy LU 1.7: In the review of a project-specific amendment(s) to convert lands within the EPD Overlay to non-industrial land use designations, ensure that the project-specific amendment(s):</p> <ul style="list-style-type: none"> • Is located on a parcel that adjoins a parcel with a comparable use, at a comparable scale and intensity; • Will not negatively impact the productivity of neighboring industrial activities; • Is necessary to promote the economic value and the long-term viability of the site; and • Will not subject future residents to potential noxious impacts, such as noise, odors or dust or pose significant health and safety risks.
	<p>Policy LU 1.8: In the review of a project-specific amendment(s) to convert lands within the ARAs to land use designations other than RL 10, RL20 and RL40, ensure that the project-specific amendment(s):</p> <ul style="list-style-type: none"> • Is located on a parcel that adjoins another parcel with a comparable use, at a comparable scale and intensity; and • Will not negatively impact the productivity of neighboring agricultural activities.

	Policy LU 1.9: Limit the amendment of each mandatory element of the General Plan to four times per calendar year, unless otherwise specified in Section 65358 of the California Government Code.
	<p>Policy LU 1.10: Allow adjustments to the General Plan Land Use Policy Map to follow an adjusted Highway Plan alignment without a General Plan amendment, when the following findings can be met:</p> <ul style="list-style-type: none"> • The adjustment is necessitated by an adjusted Highway Plan alignment that was approved by the Los Angeles County Interdepartmental Engineering Committee (IEC) in a duly noticed public meeting; • The adjustment maintains the basic relationship between land use types; and • The adjustment is consistent with the General Plan.
Specific Plans	Policy LU 1.11: Require the intensity, density, and uses allowed in a new specific plan to be determined using the General Plan, including the Land Use Policy Map and Land Use Legend.
	Policy LU 1.12: Require a General Plan amendment for any deviation from the intensities, densities, and uses allowed by the General Plan (to apply the appropriate designation from the General Plan Land Use Legend), unless allowances for flexibility are specified in the specific plan.
	Policy LU 1.13: Require development regulations and zoning for new specific plans to be consistent with their corresponding General Plan land use designation.
	Policy LU 1.14: Allow specific plans to include implementation procedures for flexibility, such as development phasing, and redistribution of intensities and uses, as appropriate.
	Policy LU 1.15: Require a specific plan amendment for any deviation from the procedures and policies established by a specific plan.
Goal LU 2: Community-based planning efforts that implement the General Plan and incorporate public input, and regional and community level collaboration.	
Topic	Policy
Regional and Community-Based Planning Initiatives	Policy LU 2.1: Ensure that all community-based plans are consistent with the General Plan.
	Policy LU 2.2: Ensure broad outreach, public participation, and opportunities for community input in community-based planning efforts.
	Policy LU 2.3: Consult with and ensure that applicable County departments, adjacent cities and other stakeholders are involved in community-based planning efforts.
	Policy LU 2.4: Coordinate with other local jurisdictions to develop compatible land uses.
	Policy LU 2.5: Support and actively participate in inter-jurisdictional and regional planning efforts to help inform community-based planning efforts.

	Policy LU 2.6: Consider the role of arts and culture in community-based planning efforts to celebrate and enhance community character.
	Policy LU 2.7: Set priorities for Planning Area-specific issues, including transportation, housing, open space, and public safety as part of community-based planning efforts.
	Policy LU 2.8: Coordinate with the Los Angeles County Department of Public Works and other infrastructure providers to analyze and assess infrastructure improvements that are necessary for plan implementation.
	Policy LU 2.9: Utilize the General Plan Land Use Legend and the Hazard, Environmental and Resource Constraints Model to inform land use policy maps.
	Policy LU 2.10: Ensure consistency between land use policy and zoning by undergoing a comprehensive zoning consistency analysis that includes zoning map changes and zoning code amendments, as needed.
	Policy LU 2.11: Update community-based plans on a regular basis.

Goal LU 3: A development pattern that discourages sprawl and protects and conserves greenfield areas, natural resources, and SEAs.

Topic	Policy
Growth Management	Policy LU 3.1: Protect and conserve greenfield areas, natural resources, and SEAs.
	Policy LU 3.2: Minimize sprawl and direct population growth and residential density to urbanized areas to reduce vehicle miles traveled (VMTs).
	Policy LU 3.3: Discourage development in areas with environmental resources and/or safety hazards.
	Policy LU 3.4: Discourage development in greenfield areas where infrastructure and public services do not exist.

Goal LU 4: Infill development and redevelopment that strengthens and enhances communities.

Topic	Policy
Infill Development	Policy LU 4.1: Encourage infill development on vacant, underutilized, and/or brownfield sites.
	Policy LU 4.2: Encourage the adaptive reuse of underutilized structures and the revitalization of older, economically distressed neighborhoods.

	Policy LU 4.3: Encourage transit-oriented development with the appropriate residential density along transit corridors and within station areas.
	Policy LU 4.4: Encourage mixed use development along major commercial corridors.

Goal LU 5: Vibrant, livable and healthy communities with a mix of land uses, services and amenities.	
Topic	Policy
Residential Uses	Policy LU 5.1: Encourage a mix of residential land use designations and development regulations that accommodate various densities, building types and styles.
	Policy LU 5.2: Encourage compact development and increased residential density, where appropriate.
Community-Serving Uses	Policy LU 5.3: Encourage a diversity of commercial and retail services, and public facilities at various scales to meet regional and local needs.
	Policy LU 5.4: Support a mix of land uses that promote bicycling and walking, and reduce VMTs.
	Policy LU 5.5: Encourage community-serving uses, such as early care and education facilities, grocery stores, farmers' markets, restaurants, and banks to locate near employment centers.
	Policy LU 5.6: Ensure that all households in the County have access to a sufficient supply of quality early care and education and supervised school-age enrichment options for children from birth to 13.
	Policy LU 5.7: Reduce regulatory and other barriers to early care and education facilities.
Employment Generating Uses	Policy LU 5.8: Preserve industrially designated land for intensive, employment-based uses.
	Policy LU 5.9: Encourage employment opportunities and housing to be developed in proximity to one another.

Goal LU 6: Compatible land uses that complement neighborhood character and the natural environment.	
Topic	Policy
Land Use Compatibility	Policy LU 6.1: Reduce and mitigate the impacts of incompatible land uses where feasible using buffers and other design techniques.

	Policy LU 6.2: Protect industrial parks and districts from incompatible uses.
	Policy LU 6.3: Protect public and semi public facilities, including but not limited to major landfills, solid waste disposal sites, and mineral resource extraction facilities from incompatible uses.
	Policy LU 6.4: Ensure land use compatibility in areas adjacent to military installations and where military operations, testing, and training activities occur.
	Policy LU 6.5: Ensure airport operation compatibility with adjacent land uses through airport land use plans.
Rural Character	Policy LU 6.6: Protect rural communities from the encroachment of incompatible development.
	Policy LU 6.7: Encourage land uses and developments that are compatible with the natural environment and landscape.
	Policy LU 6.8: Encourage development in rural areas that is compatible with rural community character, preserves open space, conserves agricultural land, and promotes efficiencies in services and infrastructure.

Goal LU 7: Land uses that are compatible with military operations and military readiness, and enhance safety for military personnel and persons on the ground.	
Topic	Policy
Military Compatible Uses	Policy LU 7.1: Facilitate the early exchange of project-related information that is pertinent to military operations with the military for proposed actions within MOAs and within 1,000 ft of a military installation.
	<p>Policy LU 7.2: Evaluate the potential impact of new structures within MOAs to ensure the safety of the residents on the ground and continued viability of military operations within the MOAs. In the review of development within MOAs, consider the following:</p> <ul style="list-style-type: none"> • Uses that produce electromagnetic and frequency spectrum interference, which could impact military operations; • Uses that release into the air any substance such as steam, dust and smoke, which impair pilot visibility; • Uses that produce light emissions, glare or distracting lights, which could interfere with pilot vision or be mistaken for airfield lighting; • Uses that physically obstruct any portion of the MOA due to relative height above ground level; and • Uses that produce electromagnetic and frequency spectrum interference, and that could impact military operations.

Goal LU 8: Well-designed and healthy places that support a diversity of built environments.	
Topic	Policy
Community Design	Policy LU 8.1: Encourage community outreach and stakeholder agency input early and often in the design of projects.
	Policy LU 8.2: Design development adjacent to natural features in a sensitive manner to complement the natural environment.
	Policy LU 8.3: Consider the built environment of the surrounding area in the design and scale of new or remodeled buildings, architectural styles, and reflect appropriate features such as massing, materials, color, detailing or ornament.
	Policy LU 8.4: Promote environmentally sensitive and sustainable design.
	Policy LU 8.5: Encourage the use of distinctive landscaping, signage and other features to define the unique character of districts, neighborhoods or communities, and engender community identity, pride and community interaction.
	<p>Policy LU 8.6: Encourage pedestrian activity through the following:</p> <ul style="list-style-type: none"> • Designing the main entrance of buildings to front the street; • Incorporating landscaping features; • Limiting masonry walls and parking lots along commercial corridors and other public spaces; • Incorporating street furniture, signage, and public events and activities; and • Using wayfinding strategies to highlight community points of interest.
	Policy LU 8.7: Promote public spaces, such as plazas that enhance the pedestrian environment, and continuity along commercial corridors with transit or active pedestrian activities.
	Policy LU 8.8: Promote public art and cultural amenities that support community values and enhance community context.
	Policy LU 8.9: Encourage land uses and design that stimulate positive and productive human relations and foster the achievement of community goals.
	Policy LU 8.10: Promote architecturally distinctive buildings and focal points at prominent locations, such as major commercial intersections and near transit stations or open spaces.
	Policy LU 8.11: Facilitate the use of streets as public space for activities that promote civic engagement, such as farmers' markets, parades, etc.
	Policy LU 8.12: Discourage gated entry subdivisions ("gated communities") to improve neighborhood access and circulation, improve emergency access, and encourage social cohesion.

	Policy LU 8.13: Discourage flag lot subdivisions unless designed to be compatible with the existing neighborhood character.
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Goal LU 9: Land use patterns and community infrastructure that promote health and wellness.	
Topic	Policy
Community Wellness	Policy LU 9.1: Promote community health for all neighborhoods.
	Policy LU 9.2: Direct resources to areas that lack amenities, such as transit, clean air, grocery stores, bikeways, parks, and other components of a healthy community.
	Policy LU 9.3: Encourage patterns of development, such as sidewalks and bikeways that promote physical activity.
	Policy LU 9.4: Encourage farmers' markets, community gardens, and proximity to other local food sources that provide access to healthful and nutritious foods.
	Policy LU 9.5: Encourage patterns of development that increase convenient, safe access to healthy foods, especially fresh produce, in all neighborhoods.

Goal LU 10: Subdivisions that utilize sustainable design techniques.	
Topic	Policy
Sustainable Subdivisions	Policy LU 10.1: Encourage subdivisions to utilize sustainable design practices, such as maximizing energy efficiency through lot configuration, maximizing interconnectivity, and utilizing public transit.
	Policy LU 10.2: Prohibit the use of private yards as required open space within subdivisions unless such area includes active recreation or outdoor activity areas dedicated for common and/or public use.
	Policy LU 10.3: Ensure that subdivisions in VHFHSZs site open space to minimize fire risks from flammable vegetation.
	Policy LU 10.4: Encourage the use of density controlled design techniques to conserve natural resource areas—particularly SEAs—and agricultural areas.
	Policy LU 10.5: Encourage sustainable subdivisions that meet Leadership in Energy and Environmental Design–Neighborhood Development (LEED-ND) or other green neighborhood standards.

Table 3.3: Land Use Element Implementation Programs

Planning Areas Framework Program
TOD Program
Airport Land Use Compatibility Plans
Economic Development Land Use Strategy
Growth Management Program
Civic Art Program
Transfer of Development Rights Program
Adaptive Reuse Ordinance
Art and Cultural Resources Program
Community Design Guidelines
Early Care and Education Program
Military Operation Areas Overlay Ordinance

[Text Box]

Jobs-Housing Balance

Jobs-housing balance is reached by working toward increasing opportunities for people to work and live in close proximity, and reduce long commutes that are costly both economically and environmentally. This can be quantified by taking the number of jobs divided by the number of housing units. A community with fewer jobs than residences would have a low jobs-housing ratio. Communities with a high jobs-housing ratio are usually considered major employment centers for a region. If the ratio is high or low, there is a jobs-housing imbalance.

[Text Box]

Brownfields

Data on the number of brownfield sites in unincorporated areas of the County is provided by the California Department of Toxic Substances Control (DTSC) EnviroStor public web site, which provides access to detailed information on hazardous waste permitted and corrective action facilities, as well as existing site cleanup information. For further information on particular brownfield sites, please visit the DTSC web site at <http://www.dtsc.ca.gov/>.

[Text Box]

Soul of the Community 2010

What makes a community a desirable place to live? What makes people stay and build a future in a community?

In 2008, Gallup and the John S. and James L. Knight Foundation set out to answer these questions through the Soul of the Community project. After interviewing around 43,000 people in 26 communities, the study concluded that the main factors that attached people to place include: an area's physical beauty, opportunities for socializing, and a community's openness to all people.

Source: Knight Soul of the Community 2010, Why People Love Where They Live and Why It Matters: A National Perspective. <http://www.soulofthecommunity.org/>

[Text Box]

Airport Land Use Commission (ALUC)

The State law requires each county with public use airports to establish an Airport Land Use Commission (ALUC). The ALUC is mandated to fulfill two specific duties:

- To prepare airport land use plans for promoting and ensuring compatibility between each airport in a county and its surrounding and adjacent land uses; and,
- To review local agency land use actions and airport plans for consistency with the airport land use plan and policies.

[Text Box]

SCAG's Compass Blueprint Growth Vision

The Land Use Element goals and policies are consistent with the SCAG's Compass Blueprint Growth Vision, which contains a set of land use strategies that SCAG encourages local governments to implement:

- Focusing growth in existing and emerging centers and along major transportation corridors.
- Creating significant areas of mixed use development and walkable, "people scaled" communities.
- Providing new housing opportunities that respond to the region's changing demographics.
- Targeting growth in housing, employment, and commercial development within walking distance of existing and planned transit stations.
- Injecting new life into under-used areas by creating vibrant new business districts, redeveloping old buildings, and building new businesses and housing on vacant lots.
- Preserving existing, stable, single family neighborhoods.
- Protecting important open space, environmentally sensitive areas and agricultural lands from development.